



Kanata Beaverbrook Community Association
106-2 Beaverbrook Rd.
Ottawa, ON, K2K 1L1

Jan 31, 2026

Councillor Curry

CC: Mayor Sutcliffe and Members of Council

I am writing further to the email correspondence by Derrick Moodie (Subject: 7000 Campeau, Sent: Jan 29 5:21 PM), regarding the role of the Ministry of the Environment, Conservation and Parks (MECP), and the timing of environmental oversight for the lands at 7000 Campeau Drive.

The Ontario Land Tribunal's decision of January 27, 2026, made explicit that technical and environmental matters were outside its scope and were not prerequisites to the issuance of its Final Order. That clarification is essential, as it confirms that *responsibility for environmental due diligence now rests with municipal permitting and regulatory processes (e.g., under the City of Ottawa's control) before any excavation, grading, or irreversible site work is performed.*

The KBCA's concern is that the interpretation in Mr. Moodie's recent email could be read as limiting meaningful environmental involvement—whether by MECP or otherwise—to the point at which construction of services or roads is already underway. In practical terms, that would be too late to meaningfully assess or mitigate risks associated with soil disturbance on these lands. This also applies to the separate issue of flood risk, which is covered in separate correspondence.

The KBCA asks that City Staff be directed consider the full range of authority available to the City at this stage, including:

- Requiring more comprehensive, site-wide environmental and soil assessment as a condition of any grading, excavation, or related permits;
- Seeking clarification, review, or involvement from MECP where potential contamination or construction-phase impacts warrant it; and
- Retaining independent, qualified experts to conduct or peer-review environmental assessment work necessary to inform City permitting decisions.

Ontario's environmental and excess soil frameworks anticipate that adequate soil characterization occurs *before* disturbance, not after development has been effectively committed. Deferring assessment until services or roads are being constructed risks foreclosing options that Council and staff are otherwise entitled to consider.

Given the unusual context of this site — a former golf course fully embedded within an existing residential community — I believe it is appropriate and prudent for the City to ensure that environmental assessment is sufficiently robust before any site works proceed.

The KBCA would appreciate confirmation of how the City is addressing these considerations in advance of permitting decisions, and of any additional assessment required to support the safe and compliant implementation of the approved development.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Neil Thomson', with a long horizontal flourish extending to the right.

Neil Thomson - President

Kanata Beaverbrook Community Association

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